

Tarrant Appraisal District

Property Information | PDF

Account Number: 05851807

Address: 1809 NEWCASTLE DR

City: MANSFIELD

**Georeference:** 44980-45-3

Subdivision: WALNUT CREEK VALLEY ADDITION

Neighborhood Code: 1M050B

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This map, content, and location of property is provided by Google Services.

### PROPERTY DATA

Legal Description: WALNUT CREEK VALLEY

ADDITION Block 45 Lot 3

**Jurisdictions:** 

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 1998

Personal Property Account: N/A

Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 05851807

Site Name: WALNUT CREEK VALLEY ADDITION-45-3

Latitude: 32.6015696565

**TAD Map:** 2114-340 **MAPSCO:** TAR-124D

Longitude: -97.1189453468

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,728
Percent Complete: 100%

Land Sqft\*: 8,120 Land Acres\*: 0.1864

Pool: N

+++ Rounded.

# **OWNER INFORMATION**

**Current Owner:** 

AMH 2014-3 BORROWER LLC **Primary Owner Address:** 

23975 PARK SORRENTO STE 300

CALABASAS, CA 91302

Deed Date: 11/25/2014

Deed Volume: Deed Page:

Instrument: D214268283

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROP 2	4/18/2013	D213099986	0000000	0000000
O'BANION JULIE ROSENBAUM	12/12/2002	00162930000330	0016293	0000330
OBANION JULIE;OBANION PAUL K	11/20/1998	00135340000250	0013534	0000250
FIRST TEXAS HOMES INC	6/9/1998	00132870000490	0013287	0000490
KRUEGER DEV CO OF TEXAS INC	11/18/1993	00113390000419	0011339	0000419
TIMBERCHASE DEV CO INC	11/17/1993	00113390000402	0011339	0000402
KRUEGER DEV CO OF TEXAS INC	11/12/1993	00113390000419	0011339	0000419
FDIC	6/23/1993	00112050002227	0011205	0002227
FCT HOTEL INC	12/31/1990	00101540001391	0010154	0001391
TRAMMELL CROW	12/27/1988	00094690001015	0009469	0001015
MANSFIELD-WALNUT CREEK DEV	1/1/1985	00000000000000	0000000	0000000

# **VALUES**

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

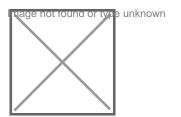
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$301,854	\$60,000	\$361,854	\$361,854
2024	\$352,241	\$60,000	\$412,241	\$412,241
2023	\$346,000	\$60,000	\$406,000	\$406,000
2022	\$312,756	\$50,000	\$362,756	\$362,756
2021	\$263,172	\$50,000	\$313,172	\$313,172
2020	\$211,603	\$50,000	\$261,603	\$261,603

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

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